

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

October 20, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Schneider, Sims, Steele and Suffredin (15)

Absent: Commissioners Butler and Reyes (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

303108 DOCKET #8566 – J. VARGAS, Owner, Application (No. V-09-55): Variation to reduce rear yard setback from 5 feet to 0 feet; reduce left side yard setback from 10 feet to 3 feet; and increase the floor area ratio from .40 to .59 for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.10 of an acre, located on the west side of Luna Avenue, approximately 297 feet south of 50th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303109 DOCKET #8567 – F. GARCIA, Owner, Application (No. V-09-56): Variation to reduce right side yard setback from 15 feet to 11 feet (existing) for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the west side of 85th Avenue, approximately 590 feet south of 131st Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303110 DOCKET #8568– L. & B. BROEDERDORF, Owners, Application (No. V-09-57): Variation to increase height of fence in front yard from 3 feet to 4 feet for a fence in the R-4 Single Family Residence District. The subject property consists of approximately 0.89 of an acre, located on the east side of Wedgewood Drive, approximately 500 feet north of Hillside Road in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: Petition signed by seven of the surrounding neighbors.

303111 DOCKET #8569 – E. & M. PANDER, Owners, Application (No. V-09-58): Variation to reduce front yard setback from 30 feet to 24.8 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the north side of McLean Avenue, approximately 237 feet east of Fairfield Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303112 DOCKET #8570 – D. TAYLOR, Owner, Application (No. V-09-59): Variation to reduce lot width from 150 feet to 100 feet (existing); reduce front yard setback from 50 feet to 43 feet (existing); and reduce left side yard setback from 15 feet to 11 feet (existing) to bring property into compliance in the R-3 Single Family Residence District. The subject property consists of approximately 0.94 of an acre, located on the south side of 192nd Street, approximately 400 feet east of Crawford Avenue in Rich Township, County Board District #5. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303113 DOCKET #8571 – G. CASTOR, Owner, Application (No. V-09-60): Variation to reduce lot area from 40,000 square feet to 30,000 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce right side yard setback from 15 feet to 3 feet; and reduce distance between principal and accessory from 10 feet to 5 feet for a new detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the west side of Mason Avenue, approximately 200 feet north of 129th Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303114 DOCKET #8573 – KEARNEY BUILDERS, INC., Owner, Application (No. V-09-62): Variation to reduce lot area from 20,000 square feet to 16,200 square feet (existing); and reduce front yard setback from 40 feet to 30.5 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the south side of 54th Street, approximately 535 feet west of Harvey Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303115 DOCKET #8574 – A. & M. HUML, Owners, Application (No. V-09-63): Variation to reduce lot area from 40,000 square feet to 35,981 square feet (existing); reduce lot width from 150 feet to 124 feet (existing); reduce rear yard setback from 50 feet to 46 feet; reduce corner side yard setback from 25 feet to 22 feet; and reduce corner side yard setback from 25 feet to 12 feet (existing frame shed) for a proposed addition and deck in the R-4 Single Family Residence District. The subject property consists of approximately 0.83 of an acre, located on the southwest corner of Anna Court and Palm Drive in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303116 DOCKET #8575 – J. MALDONADO, Owner, Application (No. V-09-64): Variation to reduce distance between principal and accessory from 10 feet to 1 foot for a pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the east side of Scott Street, approximately 235 feet south of Fullerton Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303117 DOCKET #8576 – R. GROBLE, Owner, Application (No. V-09-65): Variation to reduce lot area from 20,000 square feet to 9,375 square feet (existing); reduce lot width from 100 feet to 75 feet (existing); reduce rear yard setback from 10 feet to 0 feet (existing); and reduce front yard setback from 30 feet to 18 feet (existing) to bring property into compliance in the I-3 Intensive Industrial District. The subject property consists of approximately 0.22 of an acre, located on the east side of Sheridan Avenue, approximately 125 feet south of 131st Street in Worth Township, County Board District #5. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Peraica moved the approval of Communication Nos. 303108, 303109, 303110, 303111, 303112, 303113, 303114, 303115 as amended, 303116 and 303117. The motion carried.

Commissioner Daley, seconded by Commissioner Sims, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary